

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58829
Petitioner: ABILENE CORPORATE CENTER LLC/ABILENE STATION LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 1975-07-2-02-060+8

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$1,398,985

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 11th day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STIPULATION (As To Tax Year 2011 Actual Value)

ABILENE CORPORATE CENTER LLC/ABILENE STATION LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND described as follows: County Schedule Numbers 1975-07-2-02-060, 1975-07-2-02-061, 1975-07-2-02-062, 1975-07-2-18-002, 1975-07-2-28-001, 1975-07-2-28-002, 1975-07-2-28-003, 1975-07-2-28-004 and 1975-07-2-28-005.

A brief narrative as to why the reduction was made: Analyzed market information and developers discount.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1975-07-2-02-060		(2011)	
Land	\$179,628	Land	\$151,083
Improvements		Improvements	
Personal		Personal	
Total	<u>\$179,628</u>	Total	<u>\$151,083</u>
 ORIGINAL VALUE		 NEW VALUE	
1975-07-2-02-061		(NO CHANGE)	
Land	\$2,477	Land	\$300
Improvements		Improvements	
Personal		Personal	
Total	<u>\$2,477</u>	Total	<u>\$300</u>
 ORIGINAL VALUE		 NEW VALUE	
1975-07-2-02-062		(2011)	
Land	\$2,537	Land	\$300
Improvements		Improvements	
Personal		Personal	
Total	<u>\$2,537</u>	Total	<u>\$300</u>

ORIGINAL VALUE		NEW VALUE	
1975-07-2-18-002		(NO CHANGE)	
Land	\$260,940	Land	\$218,962
Improvements		Improvements	
Personal		Personal	
Total	<u>\$260,940</u>	Total	<u>\$218,962</u>
ORIGINAL VALUE		NEW VALUE	
1975-07-2-28-001		(2011)	
Land	\$150,383	Land	\$126,392
Improvements		Improvements	
Personal		Personal	
Total	<u>\$150,383</u>	Total	<u>\$126,392</u>
ORIGINAL VALUE		NEW VALUE	
1975-07-2-28-002		(2011)	
Land	\$276,951	Land	\$232,768
Improvements		Improvements	
Personal		Personal	
Total	<u>\$276,951</u>	Total	<u>\$232,768</u>
ORIGINAL VALUE		NEW VALUE	
1975-07-2-28-003		(2011)	
Land	\$400,718	Land	\$336,789
Improvements		Improvements	
Personal		Personal	
Total	<u>\$400,718</u>	Total	<u>\$336,789</u>
ORIGINAL VALUE		NEW VALUE	
1975-07-2-28-004		(2011)	
Land	\$395,128	Land	\$332,091
Improvements		Improvements	
Personal		Personal	
Total	<u>\$395,128</u>	Total	<u>\$332,091</u>
ORIGINAL VALUE		NEW VALUE	
1975-07-2-28-005		(NO CHANGE)	
Land	\$300	Land	\$300
Improvements		Improvements	
Personal		Personal	
Total	<u>\$300</u>	Total	<u>\$300</u>
TOTAL	\$1,669,062	TOTAL	\$1,398,985

The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 25th day of July 2012.



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